

## SECTION 1 RESIDENTIAL DISTRICTS

### 2.01 RE - RESIDENTIAL ESTATE DISTRICT

### 2.02 GENERAL PURPOSE AND DESCRIPTION:

The RE District is designed to promote and encourage a suitable environment for family life on large parcels of land used only for suburban style single-family homes and their community services and facilities. This District is intended to encourage more open space, permeable surfaces, and greater setbacks with characteristics of semi-rural areas.

### 2.03 PERMITTED USES:

A. Uses permitted in the RE District are outlined in Article II, Section 3

### 2.04 AREA REGULATIONS:

#### A. Size of Yards:

1. **Minimum Front Yard** - Forty feet (40')
2. **Minimum Side Yard** - Fifteen feet (15'); twenty-five feet (25') on corner adjacent to side street
3. **Minimum Rear Yard** - Twenty-five feet (25')

#### B. Size of Lots:

1. **Minimum Lot Area** - One (1) Acres
2. **Minimum Lot Width** - One Hundred fifty feet (150')
3. **Minimum Lot Depth** - Two hundred feet (200')

C. **Minimum Dwelling Area** - Two thousand, four hundred (2,400) square feet, see Article IV, Section 9.02

D. **Maximum Height** - Two and one-half (2½) stories no greater than forty (40) feet

E. **Maximum Lot Coverage:** Twenty percent (20%) by buildings including accessory buildings, driveways and parking areas

#### F. Parking Regulations

1. **Single Family Dwelling Unit** - Two (2) spaces on the same lot as the main structure
  - a. See Off-Street Parking and Loading Regulations, Article IV, Section 4

#### G. Other Regulations

1. Accessory Building and Use Regulations, Article IV, Section 7
2. Special and Additional Supplementary Regulations, Article IV, Section 9
3. Screening Fences and Wall Standards, Article IV, Section 5